

## THE CITY OF CLAYTON

Board of Aldermen – 1<sup>st</sup> Meeting  
City Hall – 10 N. Bemiston Avenue  
April 23, 2013  
7:00 p.m.

### Minutes

Mayor Goldstein called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Andrea Maddox-Dallas, Cynthia Garnholz, Mark Winings, Joanne Boulton, and Alex Berger III.

Mayor Goldstein  
City Manager Owens  
City Attorney O'Keefe

Mayor Goldstein asked for any questions or comments relating to the April 9, 2013 minutes, which were previously provided to the Board.

**Alderman Garnholz moved to approve the April 9, 2013 minutes. Alderman Maddox-Dallas seconded the motion.**

**The motion to approve the minutes passed unanimously on a voice vote.**

### PUBLIC REQUESTS AND PETITIONS

None

### A MOTION TO APPROVE THE CERTIFICATION OF THE APRIL 2, 2013 MUNICIPAL ELECTION

City Manager Owens reported that on April 2, 2013, a municipal election was held for the office of Mayor. The results of the municipal election as certified by the Board of Election Commissioners of St. Louis County are: Harold J. Sanger (1,065 votes), Michelle Harris (944 votes), and Alex Berger III (599 votes).

Recommendation is to adopt a motion to accept the canvassed and certified results of the April 2, 2013 municipal election, declaring Harold J. Sanger as Mayor to serve a three year term.

**Alderman Harris moved to approve the certification of the April 2, 2013 Municipal Election. Alderman Berger seconded.**

**The motion passed unanimously on a voice vote.**

Mayor Goldstein congratulated...

### A MOTION TO APPROVE A LIQUOR LICENSE TO SELL ALL KINDS OF INTOXICATING LIQUOR AT RETAIL BY THE DRINK, INCLUDING SUNDAYS FOR BANQUET ENTERPRISES, INC. AT 6633 CLAYTON RD, SUITE 201

City Manager Owens reported that Banquet Enterprises, Inc. is requesting a liquor license to sell all kinds of intoxicating liquor at retail by the drink, including Sundays at 6633 Clayton Rd., Suite 201, Clayton, MO 63117.

The Police Department has completed its review of the application and supports the issuance of the requested license. The Planning and Development department has also approved the application with no objections.

The applicant has chosen not to submit a petition from surrounding property owners and first floor tenants. As a result, they are aware that this application must have a super majority vote of five Board members in order to be approved. Staff has requested that a representative be in attendance at the meeting.

Staff recommends passing a motion to approve the liquor license to sell all kinds of intoxicating liquor at retail by the drink, including Sundays.

**Alderman Boulton recused herself from the meeting.**

**Alderman Harris moved to approve a liquor license for Banquet Services, Inc. located at 6633 Clayton Road. Alderman Maddox-Dallas seconded.**

Mr. John Armengol, Jr., owner, addressed the Board stating that to date they have 36 events booked which is a record for them. He added that they will not be serving “shots” or “pitchers” and that their bartenders are certified and they do not allow “byob.”

**The motion passed unanimously on a voice vote.**

**Alderman Boulton rejoined the Board.**

#### Other

Mayor Goldstein - *This is my last official speech as mayor...and I thought about saying something like “gee, it’s been great..thank you...”, but I just can’t resist one last time telling the world what a great community Clayton is! So, at the risk of being redundant...here we go again!*

*Someone recently asked me: “What do you think are Clayton’s greatest accomplishments during your time in office?” It’s a really hard question to answer...Clayton has so much going on ...here are some of the things that I’m most proud of as I look back on what this Board accomplished:*

- *Retention and expansion of the Centene Headquarters: Centene brought jobs to our city not only through their own operations but also by providing much-needed construction jobs during the economic downturn. The company and their employees are enthusiastic corporate citizens, and we’re proud that they’re part of our community.*
- *Implementing our Smoke-Free Ordinance that served as a catalyst for a County and City-wide smoking ban. We listened to our citizens and worked with the business community to bring our city and ultimately our entire region in line with countless communities across the nation in terms of protecting public health. The political courage of this Board and the exemplary public engagement process...civil and inclusive...is a model of the way democracy should work. The process and its end result make this possibly my proudest moment in office.*

- Achieving AAA financial rating...In 2009 when we first received this rating we were one of only 3 municipalities in the state to achieve this status! Now there are a total of 6 in the state, but it's fair to say that we're still in an elite group.
- Becoming the first community in Missouri to be designated as an EPA Green Power Community...one of many environmental initiatives that have put us at the forefront of sustainable practices not only regionally, but also nationally.
- The designation of Wydown Boulevard as one of the Top Ten Great Streets in America...our neighborhoods, schools, safety, and quality of life are some of the reasons people want to work in, live in, or visit Clayton. It was nice to have one of our beautiful streets **nationally** recognized.
- Finding an appropriate site and constructing our much needed new Police Station! I've been in office 14 years and it seems like most of that time we've been working on finding the right opportunity. The former police station was asbestos ridden, more than 50 years old, technologically challenged, too small...I could go on, but you get the picture. My point is that for a city like Clayton that values public safety, giving our police department the tools that it needs to protect us was long overdue.
- And, another recent "proud moment"...The Clayton Board of Aldermen's support of two critical new projects in our community—a renovated County Courthouse and new Family Justice Center... and a new Mid-County branch of the St. Louis County Library. Clayton is proud to be the County seat. St. Louis County is among our city's largest employers, and County employees contribute significantly to our restaurants, shops and services in their daily activities. And...of course...we welcome the St. Louis County Library's investment in a new, upgraded facility in our community.

But, speaking of development...When I was first elected mayor in 2007, the economy was strong and development was booming. Although development came to a standstill right after the Centene project got off the ground, our community held strong during the recession. Numerous businesses and municipalities around the country went bankrupt, but Clayton achieved and maintained its AAA financial rating and, although we did have to dip into our "rainy day fund" just as so many people did...in our community and around the country..., we still have a significant amount of money left in reserve and will have 50% in reserve as we now look ahead to the economic recovery and a balanced budget in 2015. Our sales tax has been increasing about 3% year over year since 2010, and despite the terrible recession, there was a net gain of more than 2200 jobs in our city during my term...and a net gain of 4 restaurants!

So...back to development...this Board has positioned the city to resume phenomenal economic development investment in our downtown. Throughout the recession, conversations with developers and businesses didn't stop despite the lack of available financing. Craig, Gary, and I continued to nurture the relationships we had developed and we sought out new opportunities,,,and our efforts are paying off.

Clayton on the Park has recently re-opened as apartment rental units. Bringing more residents to our downtown is a priority of our Downtown Master Plan, so we are delighted about this project as well as the inquiries we're getting from other residential developers who are interested in possible projects in our city. So, my prediction is that we **will** see other residential development in our downtown area in the near future!

- *The former Danielle Hotel is being redeveloped into a Hampton Inn & Suites...a project that was temporarily stalled by financing difficulties*
- *I mentioned the County earlier...St. Louis County will soon be spending \$100 million in Clayton! In addition to being an investment in our downtown, this project will ideally put the current World Trade Center and Family Court sites on the tax roll.*
- *And let's not forget some of the other projects that were put on hold...we have the Montgomery Bank properties (World News)...there's renewed conversation about this area and we should be hearing more specific plans soon. And not too long ago I met with Graybar...they own the parcels of property anchored by the former Il Vicino...you'll also see development there soon...and that's particularly good since those retail spaces have been vacant for a long time.*
- *So this area is a prime example of what's been going on here in Clayton. Many retail spaces are vacant not because there's "something wrong" with Clayton, but because the owner is not looking for tenants. For example, Linens & Things has been vacant but the rent was being paid. That arrangement has stopped, and you will hear an announcement in the very near future. The Schnuck's site has been on the market for a while and you will hear about plans for that property soon, too.*
- *And, finally, we have to remember to look at some of these vacancies with a "glass half full" philosophy. No one likes to see vacant store fronts, and just yesterday Dominic Michael moved from their location on Forsyth...where they have been more than 30 years...and soon that entire strip will be empty. As much as we all hate those vacancies, we have to remember that...it's not that tenants want to leave Clayton; it's just that some properties are being staged for development. We need to be visionary and look ahead to what's in store for our community.*

*So...now let's look to the future...*

*It was important to me to have a plan in place for our city as we enter our second century of existence and as I prepared to leave office. So, in 2012, we conducted a process called "C the Future" to develop a long range strategic plan. Our entire community had the opportunity to share their visions, ideas, and aspirations...and now we are entering our next 100 years with a well-defined road map.*

*Besides our new strategic plan, other factors that will insure Clayton's progress are the vision of the Clayton Century Foundation and the energy of the Mayor's Youth Advisory Council.*

*The Century Foundation generates private support for public projects and in the 3 years of its existence, the Century Foundation has raised and invested more than \$2 Million in our community.*

*The energetic members of the Mayor's Youth Advisory Council learn the community service ropes by attending Clayton's board and committee meetings and conducting government related activities. Their genuine interest in public service gives me confidence in the future stability of our community.*

*So, as I prepare to pass the gavel to our new mayor, Harold Sanger, I am confident that he, along with the other dedicated elected officials, our talented professional staff, and Clayton's "involved" citizens...that together they'll continue our bright path into the future. So, I guess I'll just end by saying "gee... it's been great...thanks!"*

St. Louis County Councilman Pat Dolan presented a proclamation to Mayor Goldstein in honor of her service to the community. Mr. Dolan expressed his congratulations to Harold Sanger and stated that he is looking forward to working with him.

A representative from the Mayor's Youth Advisory Council (MYAC) addressed the Board stating that they have worked with Mayor Goldstein for a year which has been an awesome experience. She really taught them a lot and gave them the opportunity to make a good impact on Clayton. He expressed his thanks on behalf of the MYAC. He congratulated Harold Sanger stating that working with him will be just as awesome too.

Mayor Goldstein commented that it really has been fun and she wanted to thank Laura Stanton and Debra Weins, the adult advisors for the MYAC, for an awesome job.

Alderman Harris - *If you attended the mayor's reception last week you have heard this, but it will be new for those who haven't and I want it to be part of the public record.*

*I'd like to start with a quote from William Jennings Bryant; "Destiny is not a matter of chance, but of choice. Not something to wish for, but to attain." The minute that Mayor Goldstein assumed the mayor's role, she identified and pursued the vision of total sustainability for Clayton: fiscal, social and environmental. Throughout the ups and downs of the past six years, she maintained her focus, persisted in her efforts, and achieved so much. To hit the highlights: we have AAA financial rating and over 50% in reserves after the worst economic downturn since the Depression, we have a smoking ban in public places and have inspired other communities to do the same, we are Missouri's first Green power community, and have the largest solar installation in the state for a public facility.*

*She has led our city to many awards; the Cornerstone Award from our own Chamber of Commerce, TrailNet's Active Living Award, U.S. Green Building Council's Growing Green Award, the Society Of The Blind, Top 10 Great Streets, and more.*

*Our mayor has earned many awards in her own right; "Best Mayor" – Riverfront Times, "Winning Women" - St. Louis Business Journal "Hero of the Planet", Missouri Parks and Recreation "Elected Official of the Year", "Most Influential St. Louisan", St. Louis Business Journal 2008 – 2012, and more.*

*She began with Vision 2013 and is leaving us with a new vision for our future; our Strategic Plan Update C the future. Mayor Goldstein has been a force for our community and the region for 14 years, and while her legacy is already impressive, I believe that her 'destiny' is far from complete. Mayor, we hope we can continue to count on you to be engaged in our very special city and the region.*

Alderman Maddox-Dallas gave the following statement:

*Linda, you have been a great leader and in my mind your facilitative style has really benefited this Board and the city. As a leader, anyone in a leadership position whether it's in business or a government position, that person really determines the tone in the mood and sets the guidelines for the behavior of that group which you have really given this Board, in my mind, a fantastic group dynamic. I think that's why your leadership has helped us really attain so much. Whoever gets your leadership will be very fortunate for that.*

*The other thing that I think you've really brought to this position is your expertise and your business acumen to government. You ran a company and you brought that to this Board and you looked at things also from a business perspective. You tried to be strategic and I think what came out of that is wonderful. We now have a strategic plan for the future that really transcends any of our services on this Board and that's a reflection of the community. I am so glad that you led that effort and also the effort on the downtown strategic plan. The last six years have really been filled with such good planning that I feel very confident no matter how our roles change that we can keep that consistency going forward.*

*Another thing that I think you should be very proud of and that I am proud of with you is that you yourself, as Michelle just listed, you received all of the regional awards and you deserve all of those because you are a regional leader. You have brought the city to be a leader in the region. You dared to think beyond the boundaries and I hope that we can continue to do that as a Board.*

*It is incredible to me that and I never would have thought seven years ago when I joined this Board that we would have a non-smoking region. I just really thought that that was not going to happen for a while and when you first talked to me I was excited, but in the back of my mind I thought how could we really do it it's beyond our boundaries and we did it. As the Mayor's Youth Advisory would say "it's awesome". It's important when you think about the impact that has made on the health and the lives of thousands of people beyond Clayton and this to me I think is an incredible thing. I hope that we can continue to do great things like that.*

*So I wish you the best going forward and I hope that we continue to see you beyond - which I know that we will. Wherever you put your energy next they are very fortunate to have you.*

Alderman Garnholz - Mayor Goldstein although you were my Ward 2 alderman for nine years I didn't meet you until I became an alderman. I am so glad that I have had the opportunity to get to know you and to serve with you during these past five and one-half years. As I've told you before you have been a calm steady and thoughtful leader even when, especially when the waters were rough.

*When I became an alderman you expressed a vision that you wanted to make Clayton into a regional leader with innovative thinking and boy did you ever succeed. I am so proud of all that you've accomplished and you've helped all of us to accomplish. I won't list those all again the two that have spoken before me have listed almost all of them, but I want to thank you personally for all these many years of great service and I know that when you bring your talents and leadership qualities to the next project that you choose to pursue it will be mightily successful. Aly successful. I personally anxiously await to see what you take on next, thank you so much.*

Alderman Winings - Mayor Goldstein, much has been said and will be said about all of your accomplishments and your great record after many years of service in Clayton, but what I will remember most after you have departed from that chair is your leadership style. Although you are never shy about expressing your own opinion you were always extremely interested in hearing the opinions of everyone else in the room whether they were staff, residents, and other elected officials. I think you came at things with a point of view, but always an open mind. With that approach it has helped to foster a very cohesive team among the Board of Aldermen which I think functions well and serves our community very well. Even when we had tough issues I've enjoyed and always looked forward to coming to Board meetings and I attribute that in large part to the tone that you've set and also your management style which includes starting meetings on time and knowing when to nip some discussion in the bud, which I've always appreciated.

*I think as the mayor you have also been an excellent representative of our city and an excellent statesman. Many times, before and after I got elected as alderman, I have been in the audience at an event where you have spoken and thought about how proud I was of our city, our government, and our staff and now my association with it.*

*Finally, I just want to appreciate and thank you for your time and dedication. 14 years is a really long time and people are often surprised when I tell them the mayor's job is not technically a full-time job. We know it's a huge commitment and I know that you've taken that commitment with great enthusiasm and willingness, but it is a tremendous amount of time and energy to spend on it.*

*On behalf of the residents of Ward 3, thank you for your service.*

Alderman Boulton - *Mayor Goldstein, as the shortest lived alderman, we've touched on so many wonderful aspects of your leadership style, your graciousness, your grace under pressure, but I think for me your willingness to spend time to educate me on how to govern, how to listen, and how to motivate. I've been impressed with the amount of time you have been willing to spend with me, which I'm sure you've been willing to spend with all the other alderman at one time or another. I understand why the Mayor's Youth Advisory Council considers you awesome, because I do too.*

*It's been fun to watch the two "Lindas" – the "Linda grace under pressure" and Linda who is very fun and spirited, and I can't wait to take a bike ride with her.*

*I hope that I can carry on some of the environmental sustainable issues that you brought to the forefront. I know that you've looked towards me to do that and I hope that I can do that in a manner that you will be proud of.*

*I am very excited about hearing what you decide to do in the future and I know that it will be wonderful. Aw that you'll do a great job and I hope that we can get to ride on the riverfront.*

*Thank you!*

Alderman Berger - *So I'm going to differentiate myself from everyone else who has said all of the wonderful things, first of all let me say this is not a goodbye speech and this is not love on the rocks. We all know that you are a citizen, a proactive citizen for our community and that you will continue to be that. I think your achievements are unbelievable. A couple of weeks ago I was asked to give an evaluation of your performance - I only used one word, I used it twice and that word was "fabulous". So let me say to you, "fabulous, fabulous." You have skillfully handled the challenges, issues, processes, politics, and people. It's not easy to manage Steve Lichtenfeld.*

*I will always, always think about you with great admiration. I'm only going to write with green pen, everything that is green will remind me of you. When I'm on Wydown, and by the way if you think that I'm riding a bicycle I'm not, but when I'm on Wydown I'm going to think of you because it truly is an unbelievable space.*

*I will always think of you when I go by B&G Park and for most people that's Belsky and Goldstein Park, but that's another story. More importantly than that is the Centene Plaza and the leadership that you exhibited to allow us to go from a pretty dark time to a really positive time. To get us through what we needed to get through to make that happen is a sterling accomplishment and that should always be recognized.*

*I think it's fair to say it's been a great experience for you, a great experience for all of us without question. My thanks to you is simply "thank you" because of what you've done for this great community. I'll close by saying always enjoy, always celebrate.*

Mayor Goldstein stated "Again, I appreciate the opportunity, it was awesome".

Mayor Goldstein moved to adjourn sine die. Alderman Harris seconded.

The motion was approved unanimously by a voice vote.

There being no further business the meeting adjourned at 7:45 p.m.

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Mayor

ATTEST:

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City Clerk

*Swearing in ceremony of Mayor Harold J. Sanger.*